

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: May 26, 2011**

**PHA Conference Room 100 Broad Street Providence, RI 02903**

**CALL TO ORDER**

**Chairman Waldman called the meeting to order at 5:00 PM.**

**ROLL CALL**

**The Executive Director called the roll:**

**Present: Absent:**

**Paul F. Waldman John Iglioizzi**

**Dolores Casella Kevin Jackson**

**Robert Clarkin Dorothy Waters (Excused)**

**JT Taylor Nick Narducci (Excused)**

**Venuz Madrid**

**Roger Giraud**

**Hilary Silver**

**Seven members were present constituting a quorum to conduct business.**

**APPROVAL OF MINUTES (3-24-11)**

**Commissioner Madrid moved to approve the meeting minutes of 3-24-11. The motion was seconded by Commissioner Taylor. The chairman called for a vote. The minutes were approved unanimously.**

## **RESIDENT'S COMMENTS**

**Commissioner Cascella announced that new fish have been purchased for the pond at Dominica Manor to replace the ones that passed away.**

## **CHAIRMAN'S REPORT**

### **Board Retreat Assessment**

**Chairman Waldman stated that the board retreat evaluation forms overall gave generally high ratings for the inn, the accommodations, the food and the presentations.**

### **New Commissioner**

**Chairman Waldman also announced that the mayor has appointed a new commissioner to replace Commissioner Fields. Thomas Ryan worked as an attorney for 11 years and is the Director of Development and Grant Programs at the Boston Housing Authority. He is excited about his appointment and is looking forward to serving on the board.**

**Commissioner Clarkin, who stayed on the board as a temporary replacement for Commissioner Fields after the appointment of Commissioner Jackson, will now be leaving the board. Chairman**

**Waldman thanked him for his years of service, and attendance at almost every meeting. Commissioner Clarkin stated that he has enjoyed his time on the board as a continuation of his years of service to the City of Providence.**

## **COMMITTEE REPORTS:**

### **Asset Management/Capital Improvements**

**Commissioner Madrid presented the committee's report citing completed projects including security cameras at Manton Heights, Kilmartin Plaza, Hartford Park and Parenti Villa, fencing at Coddington Court, and signs at Manton Heights and Hartford Park. [See the attached committee report.]**

### **Budget, Finance & Audit Committee**

**Commissioner Giraud stated that the FY 2011 Spending Bill has been passed and that the Public Housing Operating Fund will receive a 3.0% reduction, which amounts to a 95.6% proration. Due to the timing of the passage of the bill, the funding for May and June will be at the 92% proration. The audit is complete, with no findings, and has been submitted to HUD. [See the attached committee report.]**

### **Resident Services Committee**

**Commissioner Silver presented the report for the committee. She stated that both the Smoke-Free and the recycling programs are progressing smoothly in the hi-rise developments, and that Kilmartin Plaza will be the site for the pilot of the Live Well Viva Bien program.**

**She also stated that the committee will meet on a regular basis a week before each board meeting for the benefit of its members, who can't make it to committee meetings called just before the regular board meetings. [See the attached committee report.]**

## **EXECUTIVE DIRECTOR'S REPORT:**

### **Monthly Management Report**

**The Executive Director presented the March and April MMRs to the board stating that all key performance indicators are on target. He asked the board members to review the report and get in touch with him if they have any questions or comments.**

### **Items in Board Packet**

**This month's packet contained an article from the Rhode Island College alumni newsletter about Commissioner Jackson, who graduated in '80 with a double major in psychology and social welfare. Also included was a copy of the Spring 2011 PHA News, and an article from the MetLife Foundation Community Bulletin about the coordination of efforts at Chad Brown between the Providence Police Family Services of RI and the PHA Family Service Coordinators. A copy of HUD Secretary Donovan's testimony on the FY 2012 Budget before the Committee on Senate Banking, Housing and Urban Affairs was also enclosed.**

### **Capital Fund Community Facilities Grant**

**Mr. O'Rourke informed the board that the PHA did not receive the**

**Capital Fund Community Facilities and Training grant that would have allowed us to build a child care and training center at Hartford Park. We have not yet received the official notification, but the likely reason is that we did not offer as much in matching funds as some of the other applicants. However, yesterday they issued a new NOFA for another round, so we will apply again.**

### **Capital Fund Programs Status Report**

**The Executive Director stated that all of the capital fund projects are on schedule, and that the Chad Brown water park is complete, except for the connection to the city water supply in the street.**

### **Choice Neighborhood Initiative (HUD Visit)**

**Mr. O'Rourke reported that representatives from HUD's Office of Public Housing Investments visited Providence this week to review the plans for Choice Neighborhood Initiative Planning grant. Representatives from the PHA and the other partners in the grant toured Manton Heights and the Olneyville neighborhood and heard presentations about the neighborhood and the plans to transform it. The Executive Director commended the Special Projects staff and Asset Management staff who organized the event and presented to the group in his absence due to a back problem. Also attending was former Commissioner Barbara Fields, who now serves as HUD's Regional Administrator.**

## **Independent Public Audit Report**

**Mr. O'Rourke stated that the Fiscal Year 2010 audit reported no findings and that the PHA is financially sound. The full audit has been given to the Finance Committee, but is available to every board member upon request. [See the attached report for copies of the balance sheets and other key financial documents.]**

## **Bond Financing: Cathedral Square**

**The Executive Director reported that the PHA has the ability under Rhode Island General Law 45:26 to issue tax exempt bonds for the production and financing of public and affordable housing. In the past the PHA issued bonds for the acquisition and rehabilitation of Cathedral Square I. The Cathedral Development Group has now asked us to issue bonds for the development of Cathedral Square II. The project will consist of 40% affordable housing for a guaranteed period of at least 40 years. The bonds will finance \$6.0 million of the project and the developer will raise \$2 million. The PHA will earn a \$60,000 fee in the transaction, and incur no liability. Bond Counsel for the transaction is Normand Benoit of Partridge, Snow and Hahn; and Robert Solomon, Managing Partner of Beekman Securities, will oversee the issuance of the bonds. This resolution only authorizes submitting the proposal to the Public Finance Management Board to determine if we can receive a bond allocation. An indicement resolution will be required at a later date when the allocation is awarded and final costs are determined.**

## **Section 32 Homeownership Application**

**Mr. O'Rourke informed the board that the PHA is submitting a Section 32 Homeownership Plan to HUD that will designate eight units for homeownership opportunities for residents and Section 8 participants. He also informed the board that the PHA is nearing completion of the purchase of two to three units of newly constructed townhouses from the nonprofit, Olneyville Housing Corporation using replacement housing factor funds. These townhouses will initially become public housing units and then be added to the Section 32 program. The Section 32 program replaces the Section 5 (h) Homeownership plan, under which the PHA has sold eight units of public housing to residents. [See the attached presentation.]**

**Commissioner Silver asked how much of the PHA's funds are used to help the residents purchase the properties. Mr. O'Rourke stated that none of the PHA's "funds" are used to assist in the purchase by the residents. Rather, our Homeownership Coordinator, Tara Quinn, assists them in identifying closing and down payment assistance from the city, RI Housing and other sources. The PHA does discount the sale below market by holding a second mortgage on the property.**

**Commissioner Silver also asked how much money is spent on repairs and upgrades to the properties. Mr. O'Rourke stated that it varies but the homes are not in need of extensive renovations.**

**Commissioner Giraud asked how residents are selected for the scattered sites developments. Mr. O'Rourke stated that they qualify for public housing just as all residents do. In the past the residents enrolled in the Family Self-Sufficiency program were given preference for scattered sites. That is no longer the case; most are selected from the existing waiting list; although, that policy is under review.**

**Commissioner Silva stated she would vote against the resolution because she did not favor selling off public housing units, especially when there were so many homes on the market. Her reasoning was that there are only a limited number of public housing units available and they should be preserved, unless replaced.**

**Mr. O'Rourke responded that Commissioner Silva's reasoning was understandable, but it has always been one of HUD's and the PHA's strategic objectives to offer homeownership opportunities for qualified residents.**

## **RESOLUTIONS:**

### **Resolution #4201**

**Resolution authorizing the Executive Director to submit a Homeownership Plan to HUD. The motion was moved by Commissioner Cascella, and seconded by Commissioner Madrid. After a discussion, a vote was taken and the motion was approved, with Commissioner Silva voting against the resolution.**



## **Resolution #4202**

**Resolution authorizing the Executive Director to finance Cathedral Square using PHA bonds. The motion was moved by Commissioner Clarkin, and seconded by Commissioner Taylor. After a discussion, a vote was taken and the motion was unanimously approved.**

## **OLD BUSINESS**

- **There was no old business**

## **NEW BUSINESS**

- **There was no new business**

## **ADJOURNMENT**

**There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Taylor, seconded by Commissioner Clarkin. The meeting adjourned at 5:52 PM.**

**Minutes Submitted and Approved By:**

<b>Beth Herosy</b>	<b>Stephen J. O'Rourke</b>
<b>Recording Secretary</b>	<b>Executive Director</b>